

HISTORIC PRESERVATION

The Community is well-recognized for its historic resources. The major north-south roads for the East Coast have long passed through Kingsville. Its farms and industry have supported local towns, troops and government since prior to the Revolutionary War. Several of the homes in the area are still owned by families who trace their ownership back to original land grants from the English Crown. Efforts are continuing to heighten awareness of historic structures in the Community and to seek their preservation.

The Community can be viewed as comprised of small villages linked by roadways and farmland. Historically, these villages were vital commercial centers serving the surrounding agricultural community as well as travelers through the area and the larger outside community. The preservation of the historic villages and structures within the Community is essential to preservation of the character of the area.

Franklinville and Upper Falls

The historic sites of the Villages of Franklinville and Upper Falls have been studied and mapped as possible historic districts to consider establishing these villages as local historic districts and National Register Historic Districts. Franklinville was accepted as an historic district by the County Council on July 3, 1995 (see Appendix G). Also, that part of the Little Gunpowder Falls from Franklinville Village to the covered bridge on Jericho Road has been submitted as a scenic area.

The Mill Race Ruins north of the Belco Corporation property have been declared an archaeological site by the State Archaeologist. The steel bridge at Vinegar Hill in Franklinville is one of seven (7) such structures in the County planned for refurbishment. Dotted throughout the area are several other historic resources, which are being researched for individual listing. Also being researched are such structures as the old Upper Falls Academy, Round Robin Barn, Casino Hall and the Franklinville Presbyterian Church.

Adaptive reuse and restoration of older buildings is being encouraged by the Community. The existence of these structures within the setting of the villages enhances the quality of life for the residents of the entire County.

The villages need protection from modern rural development. Development both within the villages and adjacent to them should occur only in harmony with the preservation of the rural, historic character of the villages. Open space or tree/forested areas should border the villages as much as possible to preserve their rural character. New structures within the villages should be respectful of the architecture of existing buildings to preserve the historic integrity of the setting.

The Belco Corporation property in Franklinville is an 1883 cotton factory and presents a unique situation of a long-standing manufacturing business within a rural, historic community. There is a need for greater involvement by the business within the community so that contact is not strictly made on a complaint basis. Recently, the company agreed to fund a village historic sign. There obviously is the potential for conflict over the needs of the business and the community, but there also should be the opportunity for active involvement of the Corporation within the life of the community to their mutual benefit. At some point, perhaps within the period covered by the Plan, adaptive reuse of the Belco property will become an issue. That issue should be addressed now among the representatives of the owners, the Community and the County.

RECOMMENDATIONS:

18. THAT THE VILLAGE OF UPPER FALLS BE ESTABLISHED AS A BALTIMORE COUNTY HISTORIC DISTRICT.

The application for the designation already has been prepared, and extensive volunteer work has occurred to document the significant, historic structures within the area.

19. THAT FUTURE DEVELOPMENT ADJACENT TO THE HISTORIC VILLAGES OR STRUCTURES BE GRANTED ONLY WITH APPROPRIATE OPEN SPACE BUFFERS TO PRESERVE THE INTEGRITY OF THE VILLAGE UNITS.

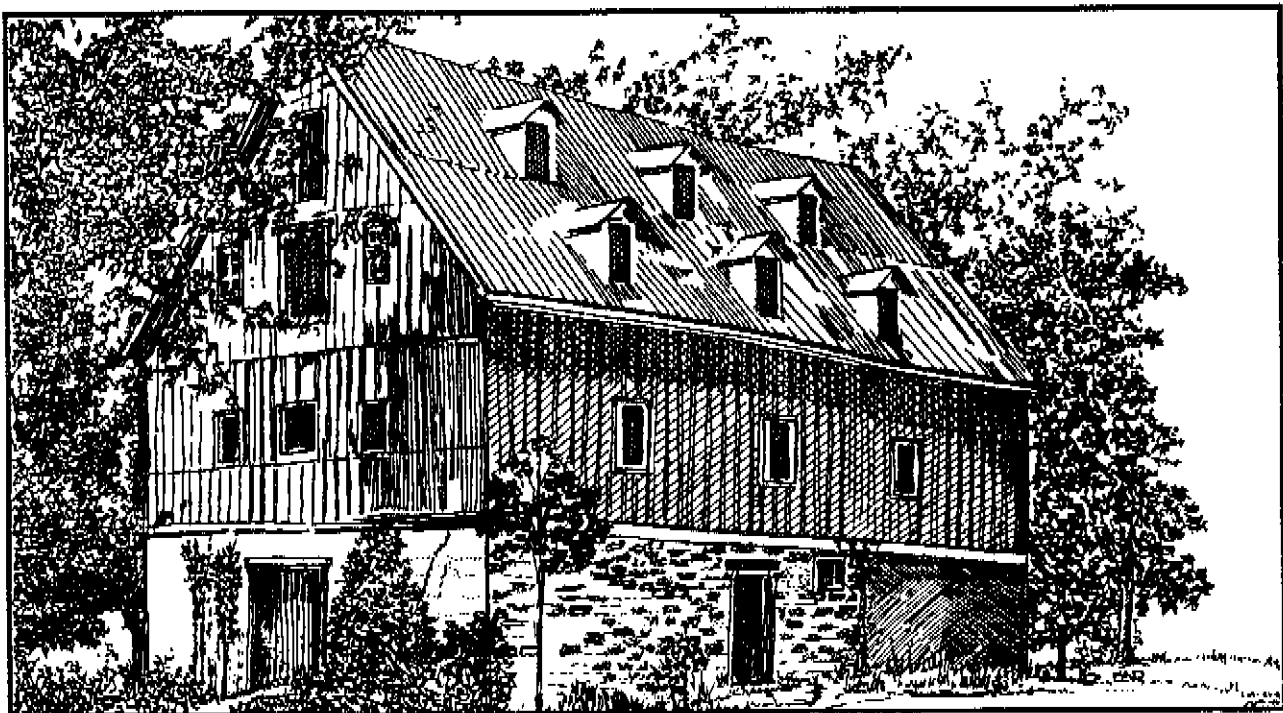
Modern residential development adjacent to historic communities and structures should be buffered to preserve the character of the village or structure. These buffers could be in the form of fields, meadows or woodland, to the extent practicable. New construction should conform to the Historic Design Guidelines published by the Landmarks Preservation Commission.

20. THAT THE COUNTY IDENTIFY BY APPROPRIATE SIGNAGE THE HISTORIC COMMUNITIES.

The County has taken extensive measures to identify for visitors scenic and historic areas. The identification of historic villages will heighten awareness of these valuable resources within the County. Traditional State of Maryland historic roadside markers are recommended, such as the one planned for Franklinville or small wooden markers such as used in Glyndon.

Historic Places

The County has officially noted numerous historic structures and locations within the Community. A list of those sites is attached as Appendix C. Volunteer organizations within the Community have sought to make the residents more aware of their heritage through publications describing some of the sites. A video tape has been produced and has been well received. A tour of historic homes has been undertaken as a fund-raising venture for local community organizations. A folklore project is underway to compile both oral and documentary history. These measures all serve the need of raising the awareness of residents of the value of the local heritage and enhance the feeling of community among the residents.



Numerous structures, however, have deteriorated through neglect or have disappeared altogether due to a lack of awareness of their value to the Community. Residents of the area should become aware of the advantages and incentives offered to owners of historic structures who seek their preservation. Further incentives should be given property owners who seek to preserve the historic character of valuable structures. Suitable reuse should be encouraged including appropriate commercial uses such as bed and breakfast establishments.

RECOMMENDATIONS:

21. THAT THE ZONING AND DEVELOPMENT REGULATIONS BE REVIEWED TO PERMIT APPROPRIATE REUSE OF HISTORIC STRUCTURES EITHER COMMERCIALY OR AS RESIDENCES.

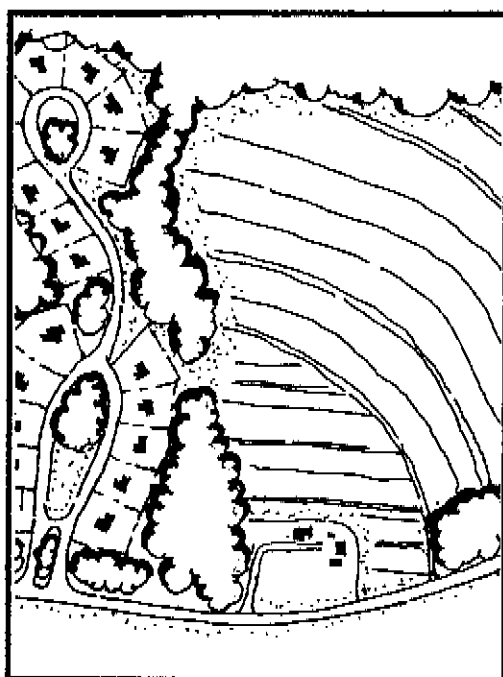
The zoning regulations to some extent permit adaptive reuse. Through a special exception process and an overlay district pertaining exclusively to historic structures both the Community and the property owners could benefit by reuse compatible with the village characteristics. Reuse should conform to the Historic Design Guidelines of the Landmarks Preservation Commission.

22. THAT SCENIC ROUTES AND VIEWS BE ENHANCED AND PROTECTED.

Scenic and historic roads such as Jericho Road and the Vinegar Hill iron truss bridge need special attention for the preservation of their character and contribution to the Community. The County should work with the Community to adopt and effectuate a plan for the preservation and enhancement of these areas.

23. THAT A RURAL HERITAGE SOCIETY BE ESTABLISHED TO WORK WITH OWNERS OF HISTORIC PROPERTIES FOR THEIR PRESERVATION AND RESTORATION.

An advisory board comprised of members of the Community should be formed to work with local property owners and with both the Landmarks Preservation Commission and the Baltimore County Historical Trust on means to aid property owners in the restoration of historic properties and on finding additional historic resources. The Board would assist in providing information about restoration programs to property owners, and it would assist Community groups, property owners and the County with projects that require review.



LAND USE ANALYSIS

Historic Growth

Kingsville, Fork and Upper Falls each have somewhat distinct historic antecedents and development patterns. All of the villages are rural in character and are primarily based in a rural and agricultural setting, yet their growth patterns reflect their proximity to travelways and rivers. Fork and Kingsville reflect the impact of the major state roadways through their centers. Upper Falls reflects to some extent its proximity to mills along the Little Gunpowder and proximity to the once busy port of Joppa. Bradshaw is even more impacted by its location along Old Philadelphia Road, Pulaski Highway and especially the CSX railroad along the northeast corridor.

Historically, the center of Fork was more developed than it is at present. Fork had its own public school, a hotel, the first phone exchange in the area, a funeral home, feed store and bowling alley in addition to some of the development that is present today. All of the commercial development centered around the intersection and Sunshine and Fork Roads with Harford Road. The community surrounding the intersection was almost exclusively devoted to agriculture in large parcels. There were several fine estates of prominent County citizens. Fork was mentioned in the Baltimore American as early as May 6, 1807. The Fork Meeting House Post Office was established in 1839.

Kingsville grew along the Belair Road both north and south of the intersection of Bradshaw Road and Sunshine Avenue with Belair Road. The King's Tavern Post Office was established in 1828 and renamed Kingsville in 1830. Part of the building occupied by the Lassahn Funeral Home was built in the early 18th century as the home of Nicholas Day, Jr. and became a restaurant only in 1920, continuing until 1969 when the Lassahns began their service. Many of the current businesses in Kingsville have been established for decades, but such uses as a tannery, hardware store, and more recently a pharmacy have all disappeared. No large scale residential development occurred until the middle of this century. At first, homes were clustered around the center of the village while large farms and estates surrounded the cluster of dwellings. The first subdivision development really did not occur until the 1950's.

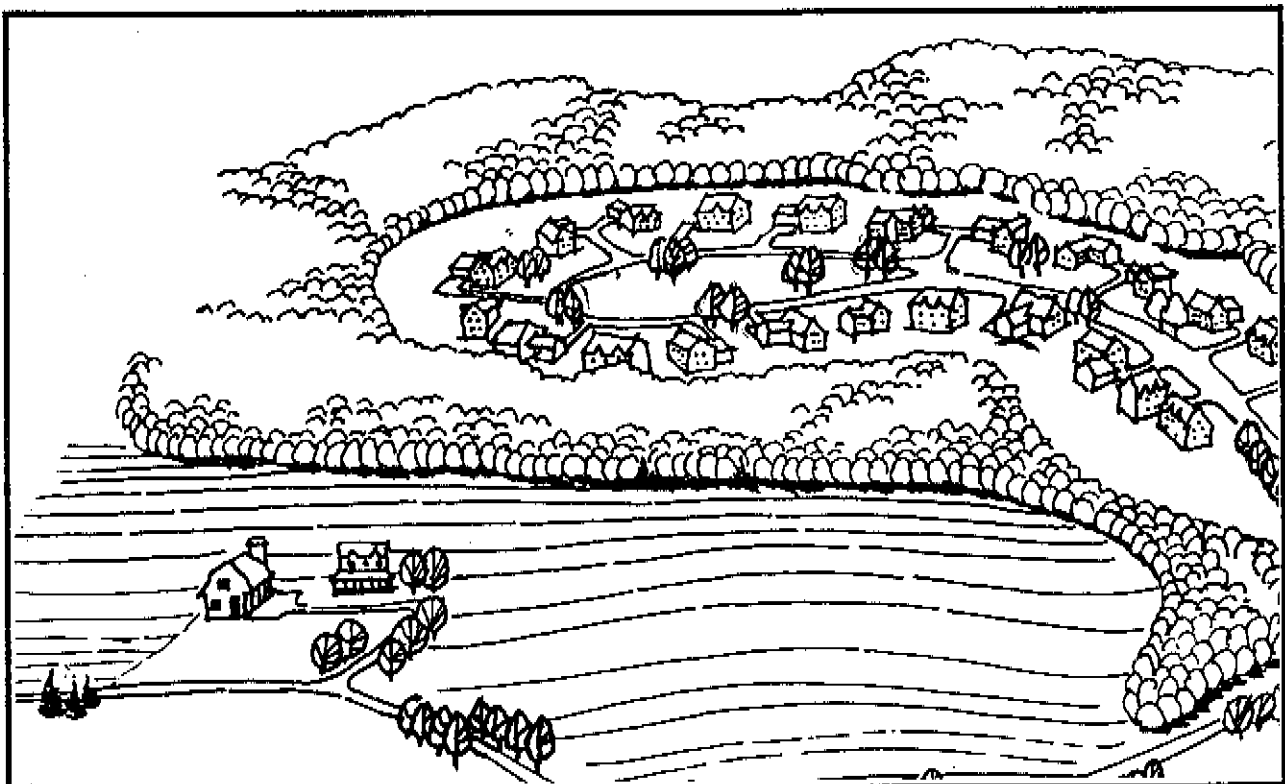
Upper Falls, the smallest of the villages, was built at a cross-road near a small store, not far from the mills along the Little Gunpowder and large farms along Bradshaw and Raphael Roads. Some families in the area trace their roots back centuries on the same land. The place had been called McCubbinsville about 1800 and also was called Starr's Corner. The community is

oriented in many ways historically to the development along the Old Philadelphia Road, Maryland Route 7, to the East. In that area are homes dating back to the earliest settlement of the County.

Most of the residential growth within the Community occurred in the 1960's and 1970's. United States Census data indicate that between 1980 and 1990 there was an increase of 533 housing units and that in 1990 the population in the plan area was approximately 5,284.

The impact of growth is magnified by increased traffic and population increases to the north and to the south. Both the Perry Hall and Fallston communities have been among the most rapidly growing areas in the State. By means of comparison an area in Perry Hall, census tract 4113.04, less than half the size of the plan area, has 5,220 residents and grew by more than forty-five percent (45%) in the last decade.

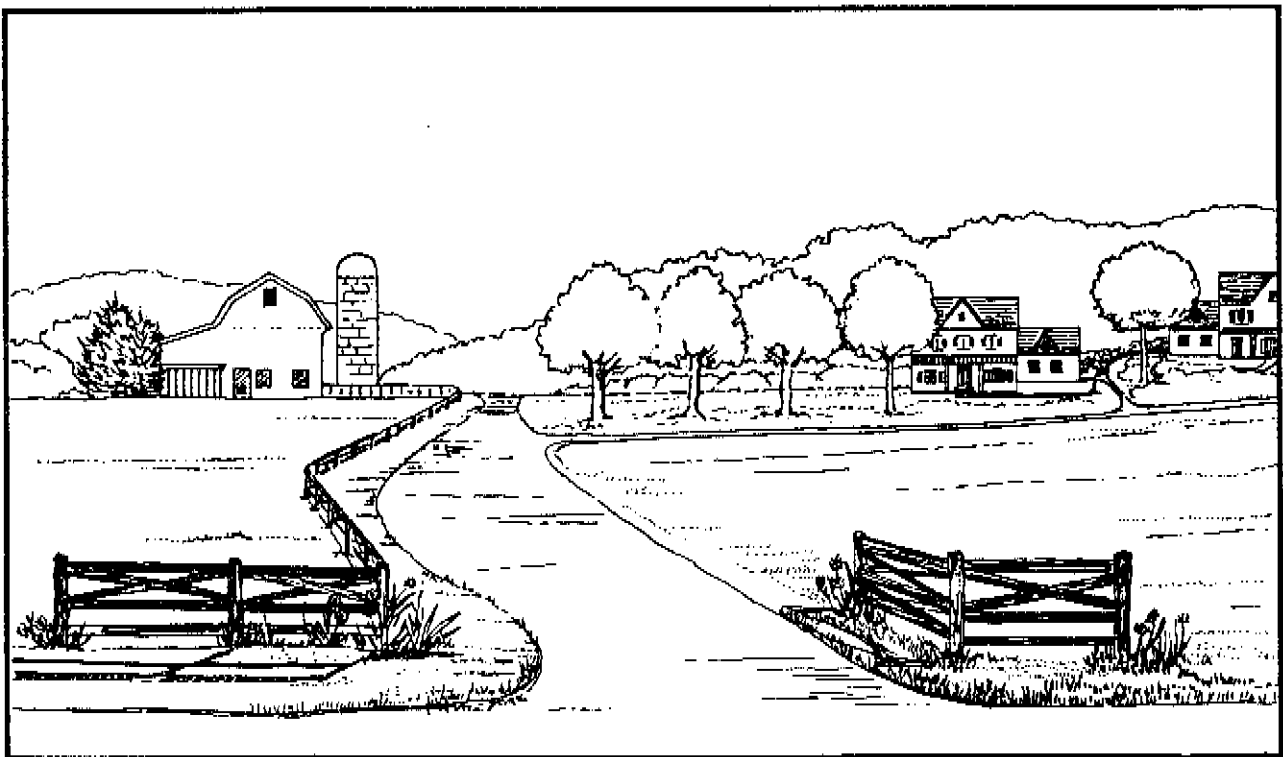
The character of the Community has been further impacted by the sprawl which has occurred. Not until the mid-1980's did Baltimore County adopt comprehensive development regulations which mandated consideration of numerous planning and development factors in a public forum. Mismanaged growth in the past has created suburbanization. Tighter development controls and requirements of compatibility should lead to improved development patterns. Concerns over new growth due to the character of the previous patterns nonetheless are justified.



There has been little additional commercial zoning in the Community in the last decade. There has been little commercial development in any of the villages. The demand for many services now is met outside the community in the commercial centers to the north and south. The commercial center of Kingsville has declined in use and in appearance as environmental and economic constraints have precluded improvement of existing structures. Commercial development in Fork consisted mainly of the replacement and enlargement of a local hardware store and incorporating it into a strip shopping center. The addition of a single bed and breakfast and conversion of a grocery store to a cleaners has been the new development in Upper Falls.

Almost all of the existing housing is in the form of individual, single family dwellings. Approximately sixty percent (60%) of the population is over the age of 35. The increasing age of the population is reflected in the small growth in the elementary school age population. Only about twenty percent (20%) of the population is under twenty (20) years of age.

Although older existing houses sell for approximately \$135,000 - \$150,000, newer homes on lots are much more costly. Building lot prices escalated in the 1980's from \$30,000 to \$90,000 over the course of the decade. New homes on lots have similarly escalated in cost. The increasing cost of lots and houses in the Community also is consistent with the aging of the population and their ability to afford the more expensive housing.



No recent development has achieved the maximum density permitted under the R.C. 5 zoning. This is due in large part to the failure of the soils to percolate. Wetland buffers, forest buffers, and zoning, well and septic area setbacks also contribute to the lack of zoning density. Much of the area in the Harford Road area is zoned R.C. 2, which precludes substantial, residential development. Although there are numerous houses along the roadsides and several subdivisions in the R.C. 2 area, this construction and development predated the imposition of the more restrictive zoning in the 1976 zoning maps.

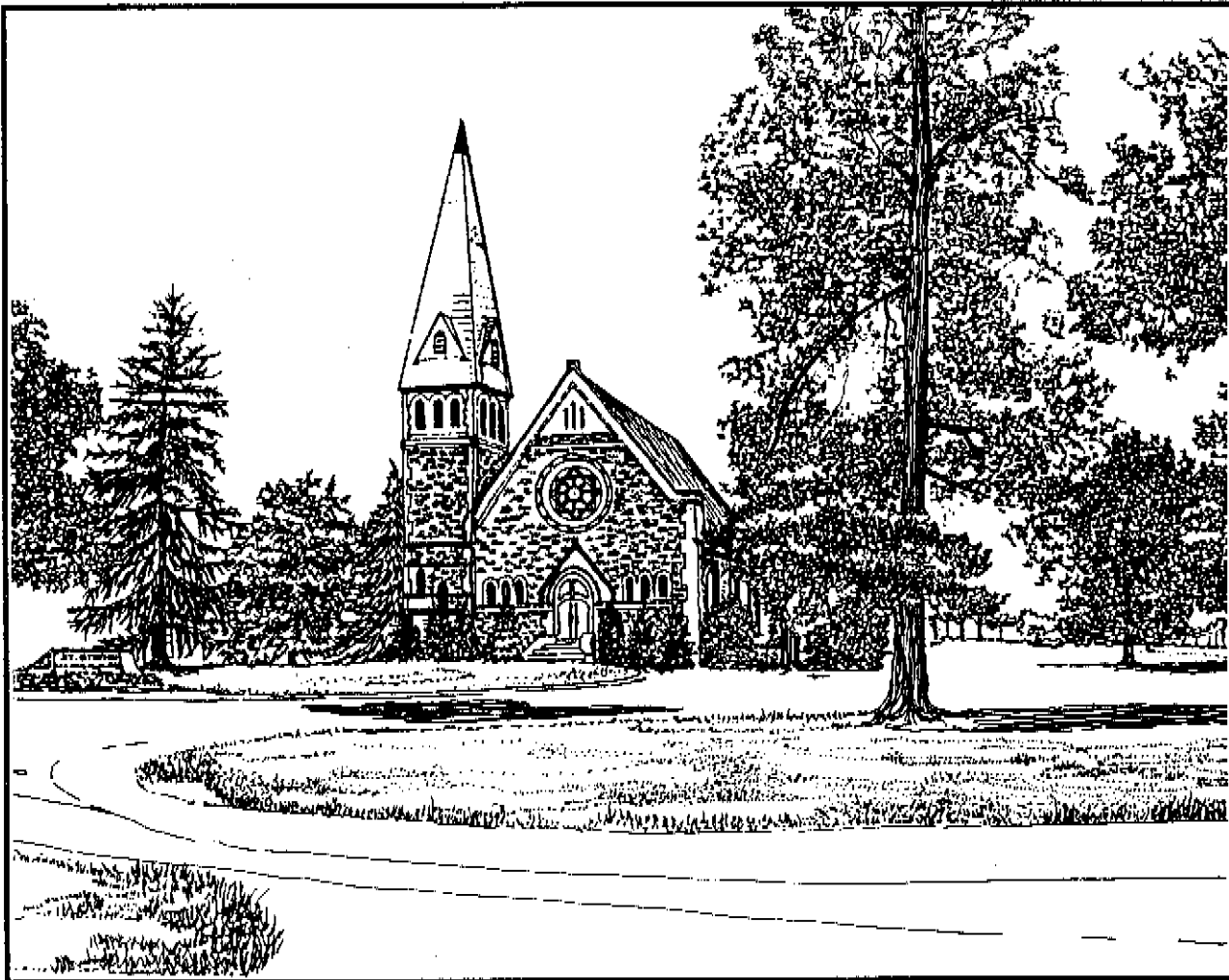
Special Development

With the growth of the Community in the last several decades, there has been a demand for special kinds of development such as churches, community centers and recreational facilities. These developments have significant impact on traffic, septic use and water use. New construction of these special forms of development should be directed to areas served by adequate roads and be located on tracts of land sufficient to yield adequate water without endangering the wells of neighboring residents. Because of the more intense usage of the land compared to dwellings, special restrictions should be imposed to protect sensitive environmental features such as streams, forests and wetlands. Design standards for the construction of new facilities should require blending of the new facilities into the adjacent area as much as possible.

RECOMMENDATIONS:

24. THAT SPECIAL FORMS OF DEVELOPMENT SUCH AS CHURCHES AND RECREATIONAL FACILITIES, WHILE BENEFICIAL TO THE RESIDENTS, SHOULD BE LOCATED IN CLOSE PROXIMITY TO MAJOR ROADWAYS SUCH AS HARFORD AND BELAIR ROADS, AND PROVIDE A SUITABLE BUFFER COMMENSURATE WITH SIZE AND USAGE FROM NEIGHBORING PROPERTIES.

Special forms of development such as churches, day camps and recreational facilities are permitted by right or by special exception in some rural conservation areas. The demands of these developments on the infrastructure may be more extensive than most commercial enterprises. Due to the fragility of the rural environment and to the characteristics of the rural community special consideration should be given to the access to the development and to the protection of adjacent environmental features and of neighboring properties.



" Structures supporting the special forms of development should be architecturally designed to be compatible with neighboring uses ".

25. THAT DESIGN REQUIREMENTS FOR SPECIAL FORMS OF DEVELOPMENT SHOULD CONSIDER THE UNIQUE PURPOSE OF THE SITE AND ANY STRUCTURES AND REQUIRE COMPATIBILITY WITH THE SURROUNDING NEIGHBORHOOD.

Structures supporting the special forms of development should be architecturally designed to be compatible with neighboring uses. This requirement of compatibility should extend to fencing and significant landscaping including reforestation/afforestation.